

**CITY OF ESSEX JUNCTION  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
MAY 21, 2026  
APPROVED JUNE 3, 2026**

**MEMBERS PRESENT:** John Alden, Chair; Maggie Massey, Vice-Chair; Luke Brockmeier  
**ADMINISTRATION/STAFF:** Regina Mahony, City Manager  
**OTHERS PRESENT:** Dan Maxon

Mr. Alden called the meeting to order at 6:30 PM.

**1. ADDITIONS OR AMENDMENTS TO AGENDA**

None.

Ms. Mahony explained that both staff members responsible for this application are unavailable this evening due to previously scheduled leave, and that she is covering here at 2 Lincoln but the meeting will be brief for one continuation.

**2. PUBLIC TO BE HEARD**

None

**3. MINUTES**

**a. March 26, 2026**

**Maggie Massey made a motion, seconded by Luke Brockmeier, to approve the minutes of April 16, 2026, as presented. Motion passed 3-0.**

**4. PUBLIC MEETING**

**a. Conceptual review for a Planned Residential Development with three (3) duplexes and eight (8) single family homes at 60 Old Colchester Road in the R1 District by Sterling Homes Properties, LLC, agent for Louis C. Kalanges, owner**

John Alden explained that the purpose of this meeting is solely to formally continue the public hearing to a date when staff are available to present a supplemental staff report and respond to the Board's questions.

**Maggie Massey made a motion, seconded by Luke Brockmeier, to continue the public hearing on SP# 2.2026 to June 3, 2026 at 6:30 PM**

Voting: Motion passed 3-0.

**6. OTHER DEVELOPMENT REVIEW BOARD ITEMS**

None.

**7. ADJOURNMENT**

**John Alden made a motion, seconded by Luke Brockmeier, to adjourn the meeting. Motion passed 3-0 at 6:35 PM.**